

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for AUGUST 13, 2018

- I. **ROLL CALL:** The meeting was held in the City Council Chambers on the first floor of City Hall and was called to order at 5:30 p.m. Chairperson, Bruce Damon, chaired the meeting.

Members in Attendance: Bruce Damon, John Butler, Normand Ancil, Sandra Marquis, Pauline Gudas, Kristine Kittridge and Benjamin Martin

Associate Member Present: Lucy Bisson and Michael Reed

Staff Present: David Hediger, Director of Planning & Code, Douglas Greene, City Planner, Brian Stockdale, Fire Chief, Edward Barret, City Administrator and Shane Bouchard, Mayor.

- II. **ADJUSTMENT TO THE AGENDA:** None

- III. **CORRESPONDENCE:** None

- IV. **PUBLIC HEARINGS:**

a) Bartlett St. Contract Zoning- 230 Bartlett Street

The following motion was made:

MOTION: by **John Butler** to hear the application. Second by **Sandra Marquis.**

VOTED: 7-0 (Passed)

David Hedger read staff comments Rick Lachapelle summarized his request and described the property. He discussed his current lodging houses and make up of tenants. Lucy Bisson questioned the difference between efficiency units vs. lodging units. Rich Lachapelle explained that the efficiency units would be fully equipped with cooking and bathroom facility. Pauline Gudas inquired how many units would be efficiency units to which Rick Lachapelle stated it was undetermined at this time. Bruce Damon opened the discussion to the public. No public spoke.

The following motion was made:

MOTION: by **John Butler** pursuant to Article VII, Section 4 and Article XVII, Section 5 of the Zoning and Land Use Code to send a favorable recommendation to the City Council on Advanced Heating Solutions' LLC request to contract zone the property at 230 Bartlett Street from the Highway Business (HB) district to Downtown Residential (DR) to permit lodging houses, multi-family dwellings, mixed use structures, and accessory structures. Second by **Sandra Marquis.**

VOTED: 7-0 (Passed)

- b) City of Lewiston – Conditional Use and Site Plan Review for Franklin Pasture Project (Marcotte Park): Shayne's Inspiration Accessible Playground – 145 Birch Street

The following motion was made:

MOTION: by **Benjamin Martin** to hear the application. Second by **Pauline Gudas**.

VOTED: 7-0 (Passed)

Douglas Greene read staff comments. Richard Burnham, City Engineer summarized the project and provided a review of the various funding sources. Richard Burnham stated two bids were submitted and that they were to be opened the following day. Lucy Bisson asked what would happen if there was not enough funding and Richard Burnham explained it was undecided what would happen in that event. Pauline Gudas noted that this would be the first universally accessible playground in the State of Maine. Normand Ancil questioned who would oversee the use of the park to which Richard Burnham replied both Public Works and Recreation would have oversight. Edward Barrett commented that the area is subject to little vandalism. Bruce Damon inquired if any special maintenance equipment would be required and Richard Burnham responded that while no special equipment was needed, the rubberized solid surface has a specific life span. Bruce Damon opened the discussion to the public. No public spoke.

The following motion was made:

MOTION: by **Benjamin Martin** to approve the application for a Conditional Use and Development Review for Shayne's Inspiration as submitted by the Lewiston Department of Public Works to construct a new universally accessible playground at Marcotte Park, 147 Birch Street with the finding that the application meets, but is not limited to, the standards and requirements of Article X (Conditional Use), Section 3 (Criteria of Approval) and Article XIII (Development Review and Standards), Section 4 (Approval Criteria) of the Lewiston Zoning and Land Use Code. This approval is subject to the following condition:

Documentation of a final inspection of the stormwater system be provided to the city by the designing engineer along with a written statement indicating that the stormwater system and all site improvements have been completed in accordance with the approved plans prior to the issuance of a certificate of occupancy. Second by **Normand Ancil**.

VOTED: 7-0 (Passed)

V. OTHER BUSINESS:

- a) Continued discussion and review of proposed Fire Station at 55 North Temple Street

Edward Barrett spoke to issues raised at the last meeting. He noted that the owner of 1018/1024 Sabattus Street will only lease and not sell the property. He described access issues then explained that while the North Temple site is larger than necessary, it provides opportunity for recreational uses. He informed the board that any wetlands would not inhibit the ability to develop the lot and that any potential impact on the neighborhood will be limited due to the number of fire engines; currently 3 staff with the potential of 10 staff in the long term. Lucy Bisson and Benjamin Martin both stated they were in favor of the project due to the additional information provided. Pauline Gudas noted a previous reference in staff reports to stations needing to be closer to downtown and expressed the need for rural services. Brian Stockdale expressed the desire to keep the substation on outer Sabattus Street. Bruce Damon stated the North Temple location appears to be a better site than it previously appeared to be. Bruce Damon opened the discussion to the public. No public spoke.

The following motion was made:

MOTION: by **Normand Anctil** pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code to send a favorable recommendation to the City Council for the acquisition of 55 North Temple Street
Second by **John Butler**.

VOTED: 7-0 (Passed)

- b) Any other business Planning Board Members may have relating to the duties of the Lewiston Planning Board.

Normand Anctil inquired regarding the Webber Ave E-911 tower landscaping which needs to be completed per Planning Board approval. David Hediger will investigate.

Pauline Gudas requested an update on drinking establishments discussed a year ago. David Hediger noted it on staffs list for future topics of discussion. Planning Board expressed a desire to discuss amendments at future meetings to allow for input along the way.

VI. READING OF MINUTES: Adoption of the July 23, 2018 draft minutes.

The following motion was made:

MOTION: by **Sandra Marquis** to accept the July 23, 2018 draft minutes as presented. Second by **Pauline Gudas**.

VOTED: 7-0 (Passed – John Butler and Kristine Kittridge abstained)


VII. ADJOURNMENT: The following motion was made to adjourn.

MOTION: by **Lucy Bisson** that this meeting adjourns at 6:35 p.m. Second by **Benjamin Martin**.

VOTED: 7-0 (Passed)

The next regularly scheduled meeting is for Monday, August 27, 2018 at 5:30 p.m.

Respectfully Submitted:


John Butler, Secretary